

RESIDENTIAL SINGLE FAMILY-7 (RS-7) DISTRICT

Purpose and Intent:

The RS-7, Residential Single Family District is primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-7 will typically be 5.0 units per acre or less.

Additional Requirements: None

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Forestry

RESIDENTIAL USES

Common Area Recreation & Service Facilities
Family Care Homes **D [AOD]**
Manufactured Dwellings (Class AA) **Z [AOD]**
Shelters, Temporary **D [AOD]**
Single Family Detached Dwellings **[AOD]**

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Dwelling Units **S [AOD]**
Accessory Uses and Structures (customary)
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Disabled Motor Vehicles **D**
Home Occupations **D**
Satellite Dishes/TV and Radio Antennae (Accessory) **D**
Swimming Pools **D**
Yard Sales (no more than 2 per year) **D**

RECREATIONAL USES

Athletic Fields **S**
Clubs or Lodges **S**
Country Clubs with Golf Courses **S**
Golf Courses **S**
Public Parks **D**
Public Recreation Facilities **D**
Swim and Tennis Clubs **S**

EDUCATIONAL AND INSTITUTIONAL USES

Cemeteries/Mausoleums **D**
Churches **D [AOD]**
Day Care Centers, Adult (29 or less) **S [AOD]**
Day Care Centers, Adult (30 or more) **S [AOD]**
Day Care Centers, Child (29 or less) **S [AOD]**

Educational and Institutional Uses (Continued)

Day Care Centers, Child (30 or more) **S [AOD]**
Day Care Homes, Adult (5 or less, Home Occ.) **D [AOD]**
Day Care Homes, Adult (12 or less, Home Occ.) **S [AOD]**
Day Care Homes, Child (5 or less, Home Occ.) **D [AOD]**
Day Care Homes, Child (12 or less, Home Occ.) **S [AOD]**
Elementary or Secondary Schools **S [AOD]**
Fire Stations
Police Stations, Neighborhood

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Tourist Homes (Bed & Breakfast) **S**

RETAIL TRADE

None

WHOLESALE TRADE

None

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **S**
Demolition Debris Landfills, Minor **[WCA] D**
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers **D**
- Other

Utility Service Facilities **S**

MANUFACTURING AND INDUSTRIAL USES

None

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6) *S/D*

High Mast Outdoor Lighting > 50' in ht. *S*

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Storage Containers, Portable (accessory use) *D*

Temporary Events, including but not limited to:
[Refer to Section 9-3-3(f)]

- Christmas Tree Sales *D*

<i>D</i>	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
<i>S</i>	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
<i>Z</i>	Overlay Zoning Required.
<i>WCA</i>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<i>R</i>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
<i>AOD</i>	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

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DIMENSIONAL REQUIREMENTS:

<i>Minimum Lot Size:</i>	7,000 square feet
<i>Additional Lot Area</i> Per Additional Unit	7,000 square feet
<i>Minimum Lot Width:</i>	
Interior Lot	50 feet
Corner Lot	70 feet
<i>Additional Lot Width</i> Per Additional Unit	5 feet, until total lot width = 120 feet
<i>Minimum Street Frontage:</i>	30 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector - Front	25 feet from the property line or 50 feet from the centerline of the street whichever is greater
Local, Subcollector, & Collector - Side	15 feet from the property line or 40 feet from the centerline of the street whichever is greater
Minor Thoroughfare	35 feet from the property line or 70 feet from the centerline of the street whichever is greater
Major Thoroughfare	45 feet from the property line or 90 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks:</i> Side Yard	0/5 feet (zero side setback may be allowed in accordance with Section 9-4-11(a)(3) (Zero Side Setback))
Rear Yard	20 feet
<i>Minimum Principal Building Separation</i>	20 feet
<i>Maximum Height:</i>	50 feet (no more than three (3) full or partial stories entirely above grade.)
<i>Maximum Building Cover</i>	40 percent of lot

Notes:

1. A corner lot has two street setbacks. The property owner shall designate one street as the front street setback, except that the reduction of setback(s) provided for in Note 3 below shall not be permitted for any setbacks abutting a minor or major thoroughfare. The rear setback shall be on the opposite side of the lot from the front street setback.
2. A through lot has two street setbacks but no rear setback.
3. On a corner lot of record with a width of at least forty (40) feet, the sidestreet setback may be reduced, if necessary, to yield a buildable width equal to sixty percent (60%) of the lot width.
4. For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty percent (40%) of the depth. The rear setback shall be reduced first, but not below fifteen (15) feet. The front street setback shall not be reduced by greater than ten (10) feet.
5. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the appropriate minimum interior setback for the zoning district.

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